
THE VILLAGE AT LOOMIS

PROJECT DESCRIPTION

INTRODUCTION

The Village at Loomis, a unique town center infill opportunity, is the proposed implementation of the concepts long intended by the Town of Loomis in its Horseshoe Bar Road/King Road/I-80 Specific Plan (1989), the Loomis Town Center Master Plan (TCMP) (1992), and the General Plan Update (2001) for the property included in this application, which has historically been known as the Gates and Kimm properties. For the first time in many, many years, these properties, comprising approximately 54 acres, are under single ownership and provide the opportunity for the comprehensively planned and high quality development sought by the Town.

The intent of The Village at Loomis is to create a complete, integrated and dynamic mix of shops, work places, housing, civic space and open space appropriate for the town center and to help act as a catalyst to the existing downtown core. A key objective is to create a pedestrian-oriented, integrated neighborhood to encourage residents to leave their cars at home and walk to and throughout the town center area. The Village will allow Loomis residents to walk to shopping, walk to work, walk to school, and walk downtown through a linked system of trails and sidewalks.

In summary, The Village at Loomis consists of: a village-themed retail center including shops and restaurants; professional office uses; a possible site for the future town hall; detached single-family residential units; attached-single-family residential units; live-work units; multi-family residential units, possibly including a component for senior housing; parks; and open space and trails.

In addition to the Town's planning documents and efforts outlined above, The Village at Loomis includes and builds upon the ideas contributed by town residents. The project site was the subject of formal public planning workshops and design charrettes where the public was given the opportunity to express their ideas. These ideas and concepts have been incorporated into the project design.

While the Village will be a new addition to the town center, it will be designed to reflect the character and texture of the unique Loomis community. The Village at Loomis project will be implemented through the adoption of a special planning district in the Town's zoning ordinance specifically applicable to the project site. The Village at Loomis Special Planning District will include the implementation details, such as: allowable land uses; development standards, such as setbacks, building heights, lot coverage; street section design; streetscape landscaping; and architectural design guidelines for the range of building types within the District.

The project is expected to be reviewed in an environmental impact report for CEQA compliance. This will be the fourth EIR prepared for this location for a similar type of project.

PROJECT LOCATION AND SITE DESCRIPTION

The project site is an infill location. It is bounded by Laird Street on the north, the Sun Knoll and Day Avenue neighborhoods on the east, Interstate 80 on the south, and Horseshoe Bar Road on the west.

The project contains approximately 54 acres and comprises seven parcels: Placer County APNs 043-080-044, 043-080-015, 044-094-(001, -004, -005, -006, and -010). The site contains six dwellings and one commercial building, but the majority of the site is vacant land. Parcel 043-080-015 is 23 acres generally located at the western terminus of Day Avenue. The second large vacant parcel, 043-080-044, is located at the eastern terminus of Library Drive. Four dwellings are located on Horseshoe Bar Road, two along Laird Street and one along Library Drive. The commercial building is located on Horseshoe Bar Road. All of the parcels are located within the area identified in the TCMP.

There is no known significant historical activity on the parcels. Over the years cattle had been grazed on the Gates property. The eastern parcel (Kimm) was historically used as a fruit orchard but evidence indicates that use ceased approximately 50 years ago.

Site elevation ranges from approximately 390 to 410 feet above mean sea level. For the most part, the parcel elevation gently rolls. The site is generally bisected into east and west areas by a remnant of the original Penryn Canal, which has created a riparian corridor. The canal was encased decades ago but the remnant became a drainage course. This drainage course is essentially the center point of a 100 year floodplain extending from the north edge of the parcels to the south edge and terminating in a steel culvert traversing under Interstate 80 to the south. Both parcels slope down generally to this riparian corridor. Drainage through this water course is part of a larger watershed system emptying into Secret Ravine Creek as part of the Dry Creek watershed.

A biological reconnaissance for the property is in the process of being completed. Results to date indicate that the site represented potentially suitable habitat for 22 regionally occurring special-status species. Of these 22 species three or possibly four are listed as threatened or endangered, including valley elderberry longhorn beetle, Chinook salmon, Central Valley steelhead and California red legged frog. None of these species have been observed on the site or are known to exist on the site.

EXISTING REGULATORY SETTING

The Plan area is predominantly a mix of mostly open land with former uses in agriculture, along with six residences and a commercial building. Development of the site would entail working outside the boundaries of sensitive environments and still creating a viable mix of land uses. The challenge is to bring to fruition a vision of this self-sustaining, diverse and dynamic "town center" mix of uses while at the same time preserving the value the Town of Loomis has placed open space, natural amenities, and the unique atmosphere that is Loomis.

The direction for how to proceed with development of a town center is best expressed in the 2001 Loomis General Plan. The General Plan places importance on design that is pedestrian-friendly, compact in form, diverse in use, and attractive in appearance. At the same time Loomis strives to maintain and enhance its unique small-town qualities

General Plan / Loomis Town Center Master Plan

In 1992 the Town of Loomis on its own initiated and approved the Town Center Master Plan to determine "...how new development and land uses can occur in the central portion of Loomis, while maintaining its traditional small town character and encouraging its economic vitality." In 2001 the Town adopted an update to its General Plan. The updated General Plan incorporated the Town Center Master Plan for the project site.

The relevant General Plan "Goals" for the project site are:

- "1. Maintain the small town character of Loomis;
2. Promote the economic stability of the Town;
3. Provide goods and services for residents;
5. Protect Loomis' natural resources;
6. Create a civic center;
7. Provide a range of employment and housing opportunities;
8. Develop and maintain Downtown Loomis as a focal point for shopping and services." (p. 43)

The General Plan in Policy 1 of the Downtown Plan subsection states as follows:

Policies:

- 1. Until the adoption of Zoning Ordinance provisions and design guidelines to implement the Town Center Master Plan, proposed development and new land uses within the Town Center Commercial, General Commercial, Residential Medium Density, Residential Medium High Density, and Residential High Density land use designations south of King Road and northwesterly of I-80 shall be consistent with the Town Center Master Plan. Proposed development and new land uses shall be consistent with the Town's Zoning Ordinance provisions and design guidelines that implement the provisions of the Town Center Master Plan, after the Zoning Ordinance provisions and design guidelines are adopted by the Town. (p. 43)*

The General Plan's corresponding "Implementation Measures" are:

Implementation Measures:

The General Plan contemplated and identified the following two implementation measures to achieve the stated goal of developing the land at the center of Loomis and still maintain the character.

- 1. Amend the Zoning Ordinance to include appropriate development standards consistent with the standards in the Town Center Master Plan for building intensity, building height, setbacks, signs, and other development features.*
- 2. Prepare and adopt design guidelines for the areas covered by the Town Center Master Plan consistent with the development guidelines provided in the Town Center Master Plan. (p. 43)*

The current General Plan/TCMP land use designations for the parcels are as follows:

APNs 044-094-(001, -004, -005, -006, and -010) are designated Town Center Commercial;

APN 043-080-044 is designated as General Commercial; and

APN 043-080-015 is designated as Special Medium High-Density Residential.

Table 1 - Existing Land Use Summary			
Land Use	General Plan/TCMP	Acreage	Dwelling Units
Med. High Density Residential	Special MHDR	23.6	188
General Commercial	CG	30.1	301
Town Center Commercial	CC	0.5	8
Total Dwelling Units			497

To date the Town has not adopted the Zoning Ordinance and the design guidelines to implement the TCMP. As described below, The Village at Loomis will create a special planning district, which will develop these items for project implementation.

PROPOSED PROJECT

The project consists of the following specifically enumerated land uses: a village-themed retail center; professional office uses; a possible site for the future town hall; detached single-family residential units; attached-single-family residential units; live-work units; multi-family residential

units; parks; and open space. These uses are consistent with the goals, policies and uses contemplated in the Town's previous planning efforts for this site.

The project site would be segregated into seven distinct districts: the Village Commercial District; the Office District; the Village Residential District, the Live-Work District, the Single Family District; the Multi-family District, and the Open Space District.

The Village at Loomis project will be implemented through the adoption of a Special Planning District in the Town's zoning ordinance specifically applicable to the project site. The Village at Loomis Special Planning District will provide: allowable land uses; development standards, such as setbacks, building heights, lot coverage; street section design; and reference architectural design guidelines for the range of building types within the District.

The project recognizes the challenges facing local government to consider land use patterns that address issues such as global climate change, transportation challenges, the need to provide a range of housing opportunities, and a gentrifying population. The uses and intensities in the project address these concerns in a "New Urbanist" development plan. The project incorporates ideas contributed by community members in design charrettes and workshops. It also incorporates SACOG concepts and density requirements for this type of infill development.

Below is a table summarizing the land uses within the project:

Table 2 - Proposed Land Use Summary				
Parcel	Land Use	General Plan	Acreage	Dwelling Units
1	Attached Single Family / Live-work	Special-HDR	10.2±	204
2	General Commercial	CG	4.1±	
3	Office	CG	1.1±	
4	Office	CG	1.7±	
5	Open Space Overlay	CG	0.1±	
6	Multi-family Residential	Special-MHDR	3.1±	77
7	Park	CG	0.8±	
8	Park	CG	0.5±	
9	Open Space Overlay	CG	4.1±	
10	Single Family Residential	Special-MHDR	1.5±	12
11	Single Family Residential	Special-MHDR	17.1±	136
12	Open Space Overlay	Special-MHDR	0.3±	
13	Open Space Overlay	Special-MHDR	2.4±	
14	Open Space Overlay	Special-MHDR	0.1±	
Roads	Right-of-way		6.6±	
Total Dwelling Units				433

Live-Work District (Parcel 1)

- The Live-Work district comprises approximately 0.5 acres along the project's Laird Street frontage. A live-work unit is a building with an open floor plan on the ground floor for retail, office, or residential uses with living quarters above. The typical design is a building of three stories, alley-loaded and in a rowhouse configuration. The third floor would be limited not to exceed 500 square feet for building code purposes. This proposed land use is consistent with both the General Plan and the TCMP in that Live/Work is an allowed use in both the General Commercial land use designation and in the General Commercial zone. However, the densities contemplated by the proposal exceed those originally contemplated by the 2001 General plan update. Therefore, both a General Plan amendment and a rezone are necessary to achieve the project's objectives. Land use standards and design guidelines will be developed and approved to ensure the final use meets the intent of the General Plan and the TCMP.

Village Residential District (Parcel 1)

- The Village Residential District would comprise 9.7± acres and be zoned for 20 dwelling units per acre. This potentially yields 194 dwelling units. Land uses would include a mix of single family attached housing units that might include townhomes and/or condominiums. This land use is consistent with both the General Plan and the TCMP in that attached housing is an allowed use the General Commercial land use designation. However, the densities contemplated by the proposal exceed those originally contemplated by the 2001 General plan update. Therefore, both a General Plan amendment and a rezone are necessary to achieve the project's objectives. The project proposes to re-designate this area to a new General Plan Designation referred to and applied only in the Town Center Master Plan area as Special-High Density Residential (Special-HDR). Special HDR would allow residential density of 20 dwelling units per acre.

Village Retail District (Parcel 2)

- The Village Commercial District would comprise 4.1± acres and be zoned General Commercial (CG) capable of supporting many land uses, the specific mix of which would be developed as the Special Planning District ordinance is crafted. The intended use is a town-oriented 45,000 square foot retail center of shops and restaurants with outdoor seating areas to serve local needs. Commercial land uses are consistent with both the General Plan and the TCMP. Approximately one-half acre of this district is currently designated in the General Plan as Town Center Commercial (CC), which supports land uses very similar to the CG designation. One exception to this is that the maximum residential density is 15 dwelling units per acre rather than ten units per acre in the General Commercial designation. Revising the General Plan designation for this half acre site requires a General Plan amendment. Development standards and design guidelines will be developed and approved to ensure the final uses meet the intent of the General Plan and the TCMP.

Office District (Parcels 3 and 4)

- The Office District comprises separate parcels totaling 2.8± acres and be zoned General Commercial. Office land uses are consistent with both the General Plan and the TCMP and no General Plan amendment or rezone is necessary. However, land use standards and design guidelines will be developed and approved to ensure the final uses meet the intent of the General Plan and the TCMP. The project proponent's intention is for development to comprise public and private office space capable of supporting civic or government uses for the town and other office space for local business.

Multi-family District (Parcel 6)

- The Multi-family district would comprise 3.1± acres and be zoned for a maximum of 25 dwelling units per acre. This potentially yields 77 dwelling units. A senior housing component may be included within this district. This land use is consistent with both the General Plan and the TCMP in that multi-family housing is an allowed use the General Commercial land use designation. However, the densities contemplated by the proposal exceed those originally contemplated by the 2001 General Plan update. Therefore, both a General Plan amendment and a rezone are necessary to achieve the project proponent's objectives. The project proposes to re-designate this area to a new General Plan Designation referred to and applied only in the Town Center Master Plan area as Special-High Density Residential (Special-HDR). Special HDR would allow residential density up to 25 dwelling units per acre.

Single-family District (Parcels 10 and 11)

- The Single Family District would comprise 18.6± acres zoned for 6 to 8 dwelling units per acre. This potentially yields 148 dwelling units. Actual dwelling unit count might be fewer depending on site constraints. This district will include two types of single-family residential design: traditional front-loaded homes similar to the Day Avenue neighborhood that will back up to this neighborhood and alley-loaded homes facing a pedestrian courtyard in the center for the residences within the interior of this district. This proposed use is consistent with both the General Plan and the TCMP. This location is currently designated as Special MHDR. The Village at Loomis proposes to maintain the Special MHDR in much of the present form.

Open Space District and Parks (Parcels 5, 7, 8, 9, 12, 13, and 14)

The riparian corridor that runs north-south through the site is proposed to be created as open space with a trail system around it to activate it for public use. Open Space would be created consistent with direction provided by the TCMP wherein areas designated for open space by an overlay zone will have base zoning consistent with General Plan land use designations.

Additionally, two public park sites will be included in the western portion of the project and a small park will be included in the eastern portion of the project. A small park will also be created within the Single-family District.

Special Planning District

The Village at Loomis project will be implemented through the adoption of a special planning district in the Town's zoning ordinance specifically applicable to the project site. The Village at Loomis Special Planning District will provide, for example: allowable land uses; development standards, such as setbacks, building heights, lot coverage; street section design; and reference architectural design guidelines for the range of building types within the District.

Access

Two roads are proposed for access to the project site. The General Plan indicates that Boyington Road (now Doc Barnes Drive) will be extended from its current southern terminus at King Road to Horseshoe Bar Road parallel to Interstate 80. The proposed project identifies this road under the name Doc Barnes Drive. This alignment would place Doc Barnes Drive along the southern margin of the project site. The project proposes access from this extension of Doc Barnes Drive. Doc Barnes Drive would be constructed in a 78 foot right of way with two automobile lanes separated by a landscaped median with occasional left turn access points. The final cross section has yet to be developed but will likely include a sidewalk and bikeway that is separated from the pavement section. Since this is a general plan road, the developer and the town will negotiate a "fair share" arrangement for the costs of the design and construction of this road.

Library Drive currently terminates at the project site's western boundary. The project would extend Library Drive eastward through the geographic center of the project site. The south side of the street would front on the Caltrans right-of-way for Interstate 80. Library Drive would be constructed in a 60 foot right-of-way through the commercial portion of the project and reduced to a narrower width thereafter. Bike lanes and sidewalks would be included in the cross section. Both of these proposed streets would cross the riparian area running north to south in the center of the site.

Local Streets

Local street section widths would be minimized to reduce impervious surfaces and maintain the atmosphere of a neo-traditional neighborhood development. The effect would improve walk-ability by narrowing the street crossing and calming traffic speed. The project will also include a street tree planting plan.

Alternative Modes

All major roads would have bikeways and separated sidewalks that typically encourage the use of bicycling and walking for local trip making rather than the automobile. Local trip making would be further encouraged by the mix of land uses and proximity of homes to work and commercial destinations.

Riparian Crossing

Library Drive would cross the riparian area on a conspan style bridge to limit the impact to the wetland area. Doc Barnes Drive would cross the riparian area over a series of culverts.

Parks and Open Space

The project site is bisected by a substantial riparian corridor. Consistent with the town vision expressed in the General Plan and the TCMP the project proponent would preserve this corridor as open space and include a 50 foot "no development" buffer outside of the 100 year floodplain line. Open space would be held in a combination of both private and public hands. Approximately 2.5 acres would be included in the no development 50 foot buffer zone and held by private property owners. Approximately seven acres would be preserved as open space and dedicated to the town. Approximately 1.3 acres of open space would be dedicated for park space.

Trees

The project has been studied by an arborist and approximately 2,200 trees have been counted on the site. Approximately 1,000 trees will be removed as part of project development. This includes approximately 350 trees required to be removed for the extension of Doc Barnes Drive, Library Drive and a connector street.

Tree mitigation will be in the form of an extensive on-site tree planting plan. This will be included as an element of the Special Planning District zoning document.

Infrastructure

Sewer

The Village at Loomis is within the South Placer Municipal Utility District (SPMUD), which provides sanitary sewer service to the Loomis Basin. The on-site improvements for the project will consist of traditional gravity sewer laterals and collectors built to SPMUD standards. These collectors will then connect to the SPMUD's sewer system via one of the off-site options below.

- Option 1
Option 1 will utilize one or more connections to the existing SPMUD sanitary sewer system and continue to flow through the Lower Loomis Trunk Line. The utility exhibit (sheet 4 of 6) identifies five potential points of connection (POC).

SPMUD has identified the Lower Loomis Trunk Line possibly at or near capacity. The remaining capacity in the line may dictate the level of future development. In an effort to determine the remaining capacity, TLA Engineering and Planning is conducting a flow study near the lower limit of the 10-inch trunk line. We have completed the dry weather flow study and provided the data to SPMUD. Due to the dry 2006/2007 season, we were not able to conduct a wet weather study this season. Once the wet weather study is completed, we will work with SPMUD to determine the remaining capacity in the system.

- Option 2

Option 2 is to connect to and, if necessary, construct a portion of the future Middle Secret Ravine Trunk Line. The SPMUD 1986 Sewer Master Plan identifies this line as a relief to the Lower Loomis Trunk Line discussed in Option 1. At this time, the line is under construction up to Sierra College Boulevard at Interstate 80. There are no current plans to complete the extension up to Horseshoe Bar Road.

Regardless of which option is chosen, the portion of the Middle Secret Ravine Trunk Line within the limits of the project will be constructed to allow for the implementation of the master planned alignment. Both the Lower Loomis trunk and the Middle Secret Ravine Trunk sewer systems flow to the Dry Creek Regional Wastewater Treatment Plant located in Roseville off of Booth Road.

Domestic Water Supply

The Placer County Water Agency supplies water to residents in the town of Loomis. Existing water conveyance infrastructure capable of providing service is located in nearby adjacent streets. The project would require approximately 500,000 gallons per day.

Stormwater Drainage

We will use traditional systems to collect and convey storm drainage to existing natural streams. A detention system will be employed to ensure the project reduces its impact on the existing 100 year floodplain to "before project" levels.

Flood Elevation

A north to south perennial water course bisects the two parcels through the approximate geographic center of the site. The water course is the approximate center of a 100 year floodplain on the site that is itself surrounded by an expansive riparian corridor. The General Plan requires a fifty foot "no development" buffer beyond the margin of the 100 year floodplain. This buffer would be observed and maintained by this project.

A project hydrology report has been completed to determine the post-project floodplain. This floodplain is shown in the project maps.

Easements

There are two easements, which are located on Parcel 044. One is controlled by SPMUD. The second is controlled by PG&E. The PG&E easement contains the encased Penryn Canal and is proposed for relocation.

Grading

Preliminary grading analysis indicates the project site can be graded to balance cut and fill. On project approval and upon obtaining appropriate permits from regulatory agencies the site would be mass graded in preparation for further development.

Entitlements

The project will require a number of entitlements ranging from General Plan amendments and rezones to a large lot tentative map. At a minimum the following entitlements are anticipated:

- Certify Environmental Impact Report for the Village at Loomis Special Planning District;
- General Plan Amendments to re-designate 1.5± acres [Parcel 044] of General Commercial (CG) to Special Medium High Density Residential (Special-MHDR); 10.2± acres [Parcel 044] of General Commercial (CG) to Special High Density Residential (Special-HDR); 0.5± acres [Parcel 001 & 044] of Town Center Commercial to General Commercial; and 3.1± acres [Parcel 044] of General Commercial (CG) to Special High Density Residential (Special-HDR).
- Zoning Ordinance Modification to create Village at Loomis Special Planning District;
- Rezone 1.5± acres [Parcel 044] of General Commercial (CG) to Residential Single Family (RS-5); 10.2± acres [Parcel 044] of General Commercial (CG) to Multi-family Residential (RM-2.0); 0.5± acres [Parcel 004, 005, 006, 010] of Town Center Commercial (CC) to General Commercial (CG); 3.1± acres [Parcel 044] of General Commercial (CG) to Multi-family Residential (RM-1.7); 5.5± acres [Parcel 044] of General Commercial (CG) to General Commercial-Open Space Overlay (CG-OSY); and 2.8 acres [Parcel 015] of Residential Single Family (RS-5) to Residential Single Family-Open Space Overlay (RS-5-OSY).
- Large Lot Tentative Map to subdivide and/or merge seven parcels currently listed as Placer County APNs 043-080-044, 043-080-015, 044-094-(001, -004, -005, -006, and -010) totaling 53.7 acres into 12 parcels as follows:

Parcel A	10.2	Acres
Parcel B	4.1	Acres
Parcel C	1.1	Acres
Parcel D	1.7	Acres
Parcel E	0.8	Acres
Parcel F	3.1	Acres
Parcel G	0.2	Acres
Parcel H	2.4	Acres
Parcel I	0.5	Acres
Parcel J	4.4	Acres
Parcel K	18.6	Acres
ROW	6.6	Acres
Total	53.7	Acres

- Adopt Design Guidelines for Village at Loomis Special Planning District
- Development Agreement

Justification

In short, The Village at Loomis achieves the Town's various goals and policies for the project site. Listed below are the relevant General Plan "Goals" for the project location followed by an explanation of how the project achieves these goals.

"Maintain the small town character of Loomis"

The project's design, mix of uses and architectural styles focuses toward downtown and providing opportunities for and meeting the needs of residents. A purpose of the project is to help sustain and grow Loomis's downtown core by creating needed retail, employment and housing opportunities in the town center area. The architectural styles and integration of uses will complement and enhance the surrounding area.

"Promote the economic stability of the Town"

The project provides needed shopping, services and expanded employment opportunities in the town center area that will help strengthen the existing downtown's economic stability.

"Provide goods and services for residents"

The project includes a village-themed retail center, live-work units, and professional offices (perhaps even including a new town hall site) to increase the opportunities for Loomis residents to obtain goods and services locally instead of having to drive out of town.

"Protect Loomis' natural resources"

The project proposes to create an unprecedented public open space corridor with an active trail system around the riparian corridor. This will increase the pedestrian connections throughout the town center area and create enjoyable public open space where none currently exists.

"Create a civic center"

The project includes a professional office use next to the county library which could possibly be used for a future town hall location. This would be an ideal location for a town hall because it would create a "Civic District" of Memorial Hall, the county library and town hall all contiguous to each other.

"Provide a range of employment and housing opportunities"

The project provides a wide range of employment and housing opportunities. The Office District, Village Retail District and Live-Work District provide the full range of employment opportunities, from retail shops and restaurants to professional office uses. The provides a complete range of housing opportunities, from a single-family neighborhood like the Day Avenue and Sun Knoll neighborhoods to downtown-oriented living. These housing options provide opportunities for single owners, small families and seniors.

"Develop and maintain Downtown Loomis as a focal point for shopping and services"

The project will create a complete, integrated and dynamic mix of shops, work places, housing, civic space and open space appropriate for the town center and to help act as a catalyst to the existing downtown core. A key objective is to create a pedestrian-oriented, integrated

neighborhood to encourage residents to leave their cars at home and walk to and throughout the town center area. The Village will allow Loomis residents to walk to shopping, walk to work, walk to school, and walk downtown through a linked system of trails and sidewalks.